

City of Madison

Department of Community Development and Planning
100 Hughes Road
Madison, Alabama 35758



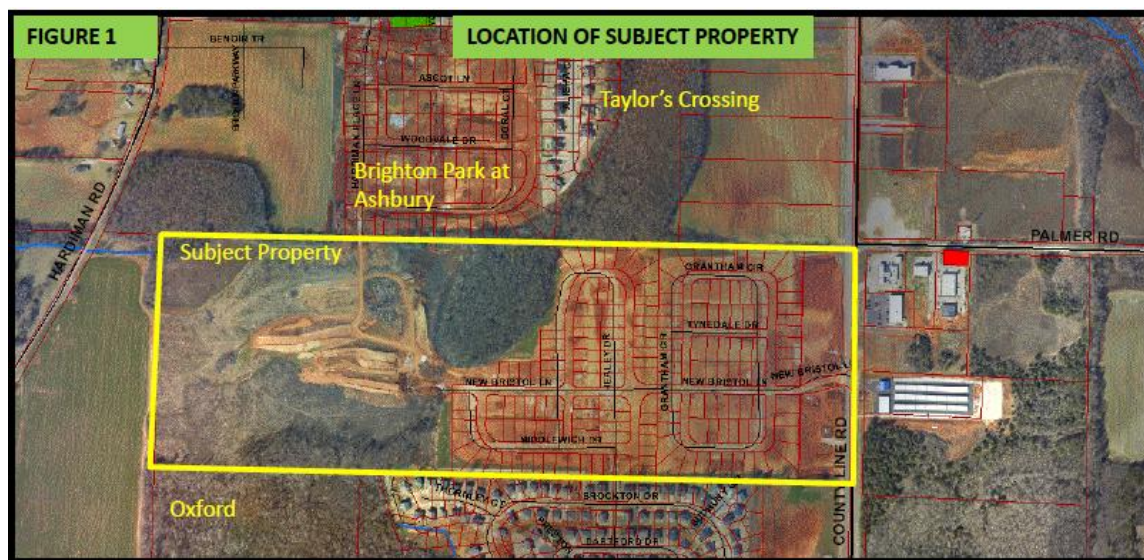
Planning Commission Report

May 13, 2011

To: Chair, Charlie Brown & Members of the Planning Commission

Agenda Item: *Ashbury Subdivision, Phase 3*
Request: Preliminary Plat Approval
Applicant: Breland Homes, Inc.
Owner: Breland Homes, Inc.
Engineer of Record: Jennifer Trice, PE, Trice Engineering
Surveyor of Record: Gerald Martin, PLS, Gerald Martin Surveys, Inc.

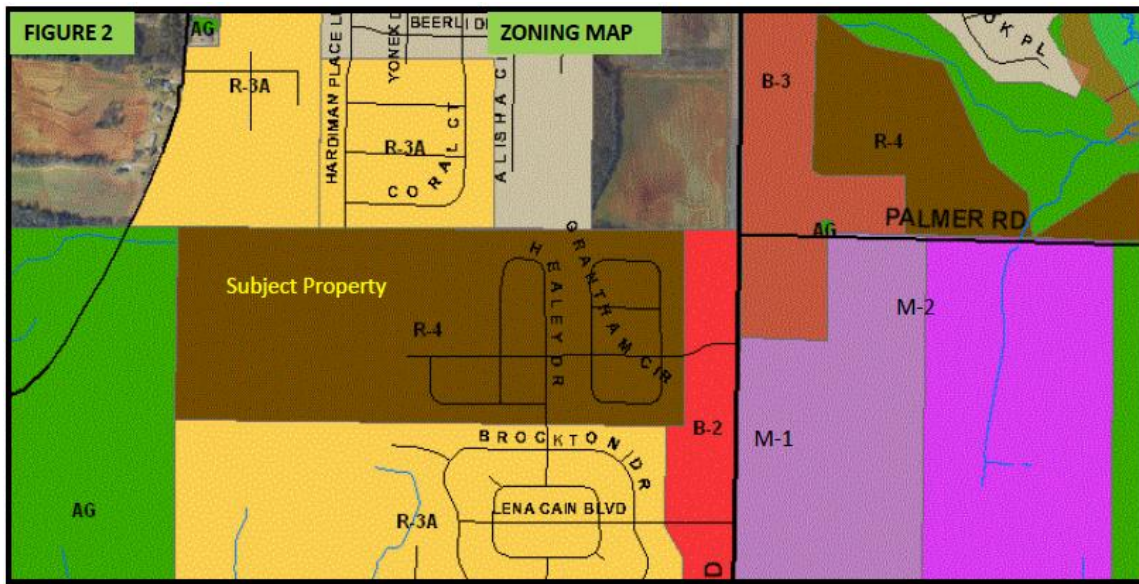
Property Location: The subject property is located west of County Line Road and east of Hardiman Road. The subject property is outlined in yellow in figure 1.



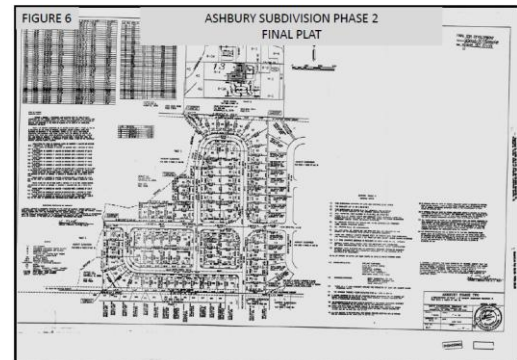
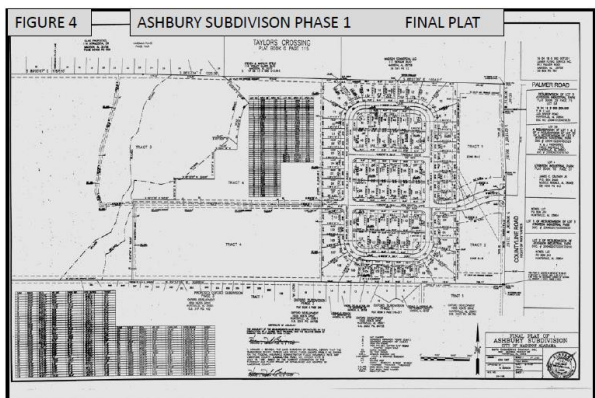
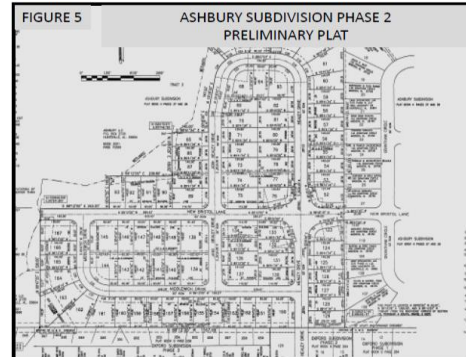
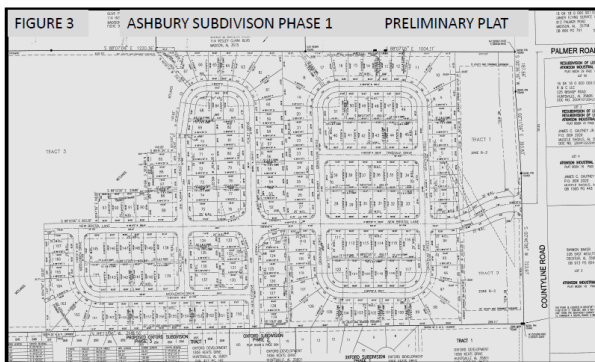
Background: The subject property is zoned Multi-Family R-4.

When the property was rezoned, the property owner and city council agreed to omit apartment dwellings as a permitted use. Therefore, *Ashbury Subdivision* is being developed for single-family detached dwellings.

A representation of the Official Zoning Map for the subject property and surrounding area is shown in Figure 2, found on page 2 of this report.



The development history for *Ashbury Subdivision* includes two previous phases that have received both preliminary and final plat approval. *Ashbury Subdivision, Phase 3* also received preliminary plat approval but the applicant is requesting a modification to *Phase 3* that will make re-approval necessary. Figures 3-6 show the phases of *Ashbury Subdivision* that currently have both preliminary and final plat approval.



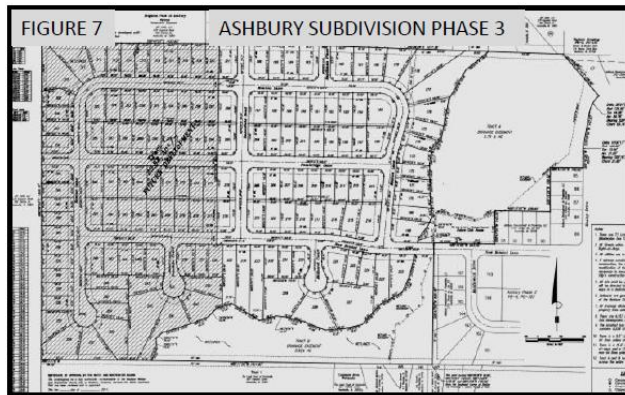
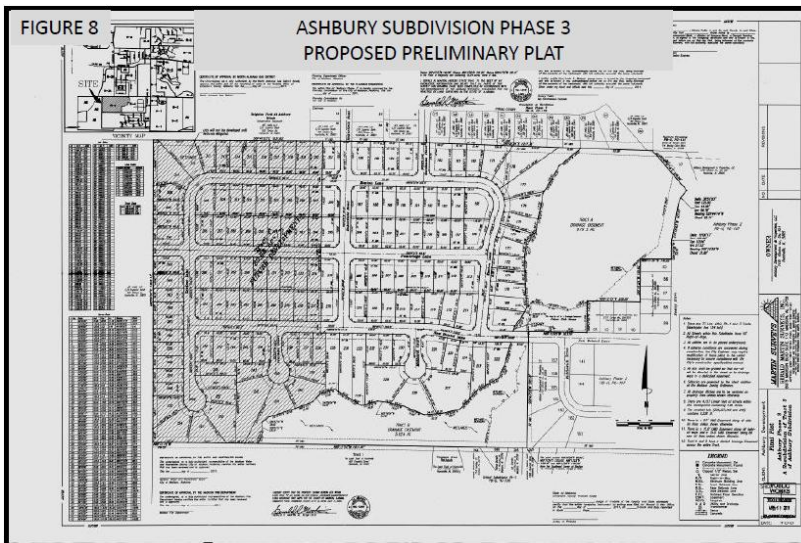


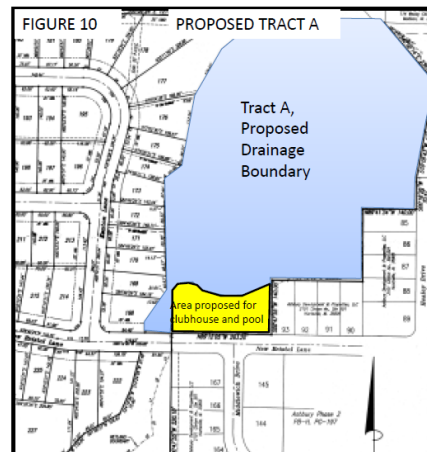
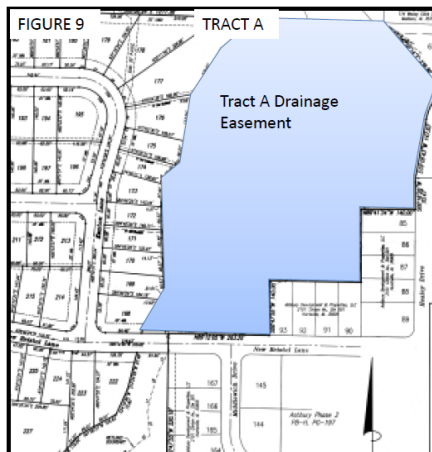
Figure 7 is a representation of the approved preliminary plat for *Ashbury Subdivision, Phase 3*.

Applicant Request:

The applicant is requesting modification of a planned drainage easement which overlays Tract A in its entirety.



The purpose of the modification is to provide a location for a clubhouse and pool on a portion of Tract A.



Since *Ashbury Subdivision, Phase 3* has only preliminary plat approval, the rights to the easement are not currently owned by the City of Madison. Simply stated, the drainage easement doesn't currently exist.

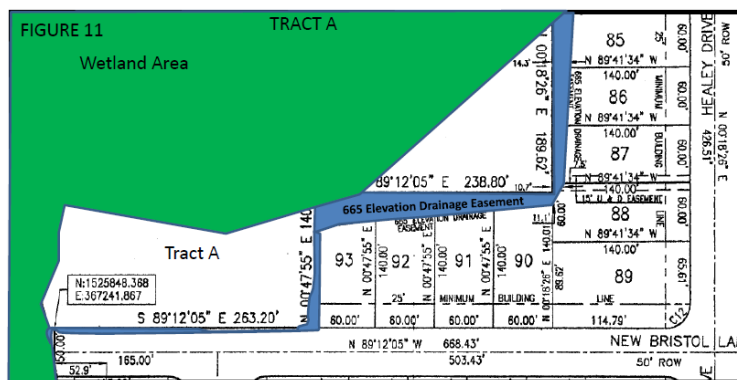
However, Planning Commission did approve the preliminary plat and accompanying construction plans for *Ashbury Subdivision, Phase 3* with the expectation that Tract A would serve as a drainage easement.

The applicant submitted an engineering change order revising the approved construction plans. The engineering change order recommends changes to the grading and drainage plan that will allow the planned drainage easement to be removed from the portion of Tract A in which the proposed clubhouse and pool are to be located.

The engineering change order is an administrative action requiring approval from the Planning Director, Engineering Director and Madison Utilities Manager.

Figure 11 provides an up-close look at the area of Tract A in which the applicant is requesting modification to the planned drainage easement. The area highlighted in green is designated a regulatory wetland.

The area in which the applicant is requesting the planned drainage easement to be moved for the purpose of locating a clubhouse and pool, is not designated a regularly wetland.



Review Items :

City of Madison Geographic Information Systems (GIS)
Ashbury Subdivision, Phase 1 preliminary plat
Ashbury Subdivision, Phase 2 preliminary plat
Ashbury Subdivision, Phase 1 final plat
Ashbury Subdivision, Phase 2 final plat
Ashbury Subdivision, Phase 3 preliminary plat and construction plans
Engineering change order for *Ashbury Subdivision, Phase 3* construction plans
Revised drainage plan for *Ashbury Subdivision, Phase 3*
Proposed preliminary plat for *Ashbury Subdivision, Phase 3*

Staff Recommendation: The Technical Review Committee recommends approval with the following contingencies:

1. Payment of application fee-\$25.00 (contact Gina Romine at 256-464-8427 or gina.romine@madisonal.gov).
2. Payment of drainage review fee-\$341.50 (contact Gina Romine at 256-464-8427 or gina.romine@madisonal.gov).
3. Provide closure tape.
4. Provide signature-Athens Utilities.
5. Provide signature-North Alabama Gas.
6. Provide signature-Limestone County Water and Sewer Authority.
7. Provide signature-Madison Utilities.
8. Provide signature-phone.
9. Provide signature-cable.
10. Delete "Phase 5" from reference of Creek Side Subdivision".
11. Finished Floor Elevation for Tract A-1 is incorrect, please correct.
12. Provide a finished floor for all lots.
13. Provide the following information for the owner of record:
 - a. Name
 - b. Address
 - c. Deed Book or Document Number
14. Provide a Certificate of Accuracy.
15. The engineering change order information must be approved at the May 12, 2011 post-tech meeting.